

विकास योजना - कर्जत (सु+वा.क्षे) जि.रायगड  
( २००१ - २०२१ )

म.प्रा व न.र.अधिनियम-१९६६ चे कलम-३१ अनुसार  
प्रारूप विकास योजना मंजूर करणेबाबत तसेच काही  
भाग पुनर्प्रसिध्द करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई-४०००३२

शासन निर्णय क्रमांक:टिपीएस-१७०४/२३५४/प्र.क्र.२०७/०५/नवि-१२

दिनांक:- २५ एप्रिल, २००६

- पहा:- १) मुख्याधिकारी, कर्जत नगरपरिषद यांचे पत्र क्र.वियो (सु+वा.क्षे) कर्जत/न.प/  
१७५२/०४-०५, दिनांक ४.११.२००४.  
२) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र.वियो-कर्जत  
(सु+वा.क्षे)/ता.छा.अ/कलम-३०/टिपीव्ही-३/५३३६, दि.८.८.२००५.

निर्णय:- सोबतची अधिसूचना व सूचना महाराष्ट्र शासनाचे राजपत्र भाग-एक, कोकण  
विभागीय पुरवणी मध्ये असाधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

( सुधाकर नांगुर )

महाराष्ट्र शासनाचे उपसचिव

प्रत..

आयुक्त, कोकण विभाग, नवी-मुंबई.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे

उपसंचालक नगर रचना, कोकण विभाग, नवी-मुंबई.

सहायक संचालक नगर रचना, ठाणे.

सहायक संचालक नगर रचना, रायगड-अलिबाग.

जिल्हाधिकारी, रायगड-अलिबाग.

मुख्याधिकारी कर्जत नगरपरिषद कर्जत, जि.रायगड.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, नेताजी सुभाष पथ, मुंबई-४०००४.

त्यांना वितरीत करण्यात येते की, सोबत पाठविलेली अधिसूचना आणि सूचना महाराष्ट्र  
शासनाच्या कोकण विभागीय पुरवणी मध्ये प्रसिध्द करून त्याच्या ५० प्रती या  
विभागाच्या व पत्रवहणी १० प्रती संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर  
रचना, कोकण विभाग, नवी-मुंबई आणि सहायक संचालक, नगर रचना, ठाणे यांना  
पाठवाव्यात.

Mantralaya, Mumbai 400 032.

Date: 18<sup>th</sup> April, 2006.

## NOTIFICATION

### Maharashtra Regional and Town Planning Act 1966

No. TPS/ 1704/2354/CR-207/05/UD-12: Whereas, the Development Plan of Karjat (non municipal town comprising of villages Karjat, Bhisegaon, Mudre Khurd, Mudre Budruk, Gundge) has been sanctioned by the Government, under the provisions of section 31 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") vide Urban Development Department notification No. TPS-1485 / 759 / No. 598 / 85 / UD-5 dated 16.12.1985 and the same has come into force w.e.f. 15.2.1986;

And whereas, the Government of Maharashtra vide Urban Development Department Notification No. CON / 1187 / 3211 / CR-68 / 69 / UD-16, dated 1.10.1992 constituted the Karjat Municipal Council and has included therein the areas under the jurisdiction of village panchayats viz. Karjat, Bhisegaon, Mudre Khurd, Mudre Budruk, Gundge, Dahivali Tarf Need and Akurle in the Raigad district;

And whereas, the Karjat Municipal Council by its Resolution No. 290, dated 20.10.1997, made a declaration, under Section 23 read with Section 34 & 38 of the said Act, of its intention to prepare a draft Development Plan for the area newly added i.e. for Dahivali Tarf Need & Akurle and revise the sanctioned Development Plan within its jurisdiction and a notice to that effect has appeared in the Maharashtra Government Gazette, Page No. 2393, Part II dated 20.11.1997;

And whereas, the Karjat Municipal Council (hereinafter referred to as "the said Municipal Council") after carrying out survey of the lands within its jurisdiction as required under section 25 of the said Act, prepared the draft Development Plan of Karjat (Revised - Additional Area) (hereinafter referred to as "the said Development Plan") and published the same by its Resolution No. 276, dated 27.3.2002 and published a notice to that effect in Maharashtra Government Gazette, Part II, Dated 18.4.2002 in accordance with the provisions of sub-Section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council after considering the suggestions and/or objections received by it from the public, within the stipulated period, modified the said draft Development Plan in accordance with the provisions of Section 28 of the said Act and some of the modifications being substantial in nature were republished under Section 29 of the said Act which has appeared in the Maharashtra Government Gazette, Part-II, on Page No. 690, dated 21.8.2003;

And whereas, the modifications made in the said draft Development Plan prior to submission to the Government, by the said Municipal Council were published, by means of a notice which has appeared in Maharashtra Government Gazette, dated 19.8.2004 on Page No. 673 for public information for a period of one month as per the provisions of Section 28(4) of the said Act and after publication of the said modified draft Development Plan under Section 28(4), submitted the said draft Development Plan to the State Government on 4.11.2004 for sanction, under sub Section (1) of Section 30 of the said Act;

And whereas, the Government of Maharashtra, under Urban Development Department, Notification No. TPV-1086/3791/ CR-103/87/UD-17, dated 5<sup>th</sup> January, 1987 has delegated to the Director of Town Planning, Maharashtra State, Pune the powers exercisable by it under the provisions of Section 30 of the said Act in respect of Development Plan of B & C Class Municipal Councils and Development Plans undertaken by Zilla Parishad;

And whereas, Karjat Municipal Council is a C class Municipal Council;

And whereas, in accordance with the provisions of Section 30 of the said Act, the said Municipal Council is required to submit the said draft Development Plan to the Government for sanction within a period of 12 months from the date of publication of the notice under Section 26 of the said Act, in the Maharashtra Government Gazette;

And whereas, in exercise of the powers conferred under Section 30 (1) of the said Act, the Director of Town Planning, Maharashtra State, Pune vide order No. 2617 Dated 23.3.2005 has extended the period for submitting the draft Development Plan from 19.4.2003 for a further period up to and inclusive of 30.11.2004.

And whereas, according to Section 31(1) of the said Act, it is necessary for the State Government to sanction the said draft Development Plan not later than one year from the date of receipt of such plan from the Planning Authority i.e. Karjat Municipal Council;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra after examining the proposals of the said draft Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction the said draft Development Plan subject to some modifications as shown in Schedule I including draft Development Control Regulations; and excluding certain parts in which substantial changes have been proposed to be made at the Government level as shown in Schedule II;

And whereas, the modifications proposed to be made by the Government being substantial in nature require republication under Section 31 of the said Act, which are shown on the draft Development Plan, verged in *Pink* colour and marked as excluded parts EP-1 to EP-39 (hereinafter referred to as "the said excluded Parts, Schedule -II ");

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and all other powers enabling it in this behalf, the Government of Maharashtra hereby: -

- (a) accords its sanction to the said draft Development Plan of Karjat including the Development Control Regulations submitted to it by the said Municipal Council (excluding the said excluded Parts as shown distinctly in *Pink* verge and numbered as EP-1, EP-2, etc....on the said draft Development Plan and as detailed in Schedule-II annexed hereto) subject to the modifications specified in the Schedule of Modifications, Schedule-I appended hereto,
- (b) extends the period of sanctioning the said draft Development Plan up to and inclusive of 25<sup>th</sup> April, 2006.
- (c) fixes 1<sup>st</sup> June, 2006 to be the date on which the FINAL DEVELOPMENT PLAN OF KARJAT (REVISED + ADDITIONAL AREA) (2001-2021) including draft Development Control Regulations as sanctioned by the Government with

modifications shown in Schedule-I (excluding the said excluded Parts of the draft Development Plan as prescribed in Schedule-II) shall come into force,

**Notes:** (i) Copies of Plan of the FINAL DEVELOPMENT PLAN OF KARJAT (R+AA) (2001-2021) including the Development Control Regulations (excluding the said excluded parts of the said draft Development Plan) as sanctioned by the Government of Maharashtra with modifications (Schedule-I) shown in *Orange* verge shall be kept open for inspection by the public for a period of one year in the office of Karjat Municipal Council during office hours on all working days.

(ii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

(iii) Drafting errors which are required genuinely to be corrected as per actual situation on site as per survey records, sanction layouts etc. shall be corrected by the Chief Officer, Municipal Council, Karjat after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

(iv) Where compulsory open spaces in sanctioned layouts are shown in Green wash on the final Development Plan and if those layouts are proposed to be revised in future, the said compulsory open spaces shown on the final Development Plan may be considered as "Residential Zone".

(v) The reservations which have not appeared in Schedule of Sanctioned Modifications (Schedule -I) and Schedule of proposed modifications of substantial nature (Schedule -II) are hereby sanctioned for the respective purposes as designated on the final Development Plan.

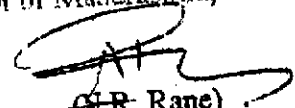
(vi) All buildings / Developments on lands and /or reservations etc. in the Karjat Municipal Council area along the river within LFL and HFL, shall have 2.40 metre high stilt and such stilt shall be used for Parking purpose only;

(vii) Development activities on lands along the highways/ MDR's/ classified roads etc. in Karjat Municipal Council limit shall be subject to the directives issued by the Government of Maharashtra, Public Works Department's circular No. RBD / 1089 / 871 / Road / 7, dated 9th March 2001 and vide memorandum No. RBD 100 / 72 / Road / 7 dated 7th January. 2002 and subject to the further amendments, which may be carried, out from time to time.

(viii) The private or rental premises designated in Public-Semi public Zone in the final Development Plan will continue to be in that zone as long as the Public-Semi public user exists, otherwise these lands shall be considered to be included in the adjoining major user zone.

(ix) This notification is also available on the web site of Government at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order and in the name of the Governor of Maharashtra,

  
(V.R. Rane)  
Desk Officer.